

# MÖRIGEN



Beautiful detached chalet-style house with  
lake view

**CHF 1'495'000.-**

Price of parking place(s) in addition



7.5



204 m<sup>2</sup>

n° ref. **045709**



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## SITUATION AND DESCRIPTION

### **Charming Chalet with Large Garden at the Jewel of Lake Biel**

Located in a quiet and highly sought-after residential neighborhood of Mörigen, this well-maintained 7.5-room chalet presents itself as a true residential gem, offering charm and a high level of privacy. The privileged location of your new home is at the end of a cul-de-sac near the local school, making it ideal for families of all sizes.

The house impresses with its classic chalet style, generous layout, and warm, welcoming atmosphere. The centerpiece is the lovingly landscaped garden with sunny seating areas, mature trees, and lush greenery—an ideal retreat for families, nature lovers, and anyone who values peace and quality of life. The bright winter garden extends the living space and creates a harmonious connection between indoor and outdoor areas throughout the year.

### **Highlights at a glance:**

- 7.5 rooms in charming chalet style
- Large, well-maintained garden with a high degree of privacy
- Winter garden with views of the greenery
- Quiet location in an attractive residential area
- Ideal for families

This property combines living comfort, location, and future potential in an ideal way. See this beautiful gem for yourself and schedule your viewing today, or contact us for further details.

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## SURFACES

Living area	204 m <sup>2</sup>
Surface of parcel	864 m <sup>2</sup>
Balcony Surface	90 m <sup>2</sup>
Terrace surface	22 m <sup>2</sup>
Useful surface	249 m <sup>2</sup>
Volume	1119 cbm

## CARACTERISTICS

Number of rooms	7.5
Number of bathrooms	3
Year of construction	1984
Year of restoration	2017
Heating system	Fuel oil
Domestic water heating system	Electricity
Heating installation	Radiator
Second home	Non authorized
Construction zone	W1

## DISTANCES

Public transports	248 m
Primary school	960 m
Stores	1154 m
Restaurants	257 m

## DISTRIBUTION

### 1st floor

- Entrance area
- Living room
- Kitchen
- Bedroom
- Bathroom
- Winter garden
- Balcony

### 2nd floor

- 2 bedrooms
- Large terrace
- Balcony

## Basements

- Garage
- Bedroom
- Bathroom
- Entrance area
- Laundry room
- Cellar
- Air-raid shelter





## CONSTRUCTION

The house, built in 1984, has been well maintained over the years and selectively modernized. In 2014, the kitchen was renovated; in 2017, the attic was converted and an additional house entrance with staircase was created. New windows were installed in 2016, significantly improving both living comfort and energy efficiency. The property is heated by an oil-fired heating system with radiators.

**PROXIMITY**

- Village
- Car free
- Lake
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Tram stop
- Child-friendly
- Preschool
- Primary school
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Bench
- Quiet
- Parking
- Garage

**INSIDE CONVENIENCES**

- Without elevator
- Unfurnished
- Mosquito screen
- Triple glazing
- With character

- Timber frame

**EQUIPMENT**

- Fitted kitchen
- Cooker/stove
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Washing machine
- Dryer

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Good

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Clear
- Far view
- Lake

**STYLE**

- Rustic

**FINANCIAL DATA****Price****CHF 1'495'000.-****Availability**

To be discussed

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Large garden



The plot





Main entrance



Kitchen with oven





Large modern kitchen



Beautiful conservatory





Bathroom











Wet room with shower